

## **Request For Qualifications Construction Manager at Risk (CMR) Services**

The Office of the State Engineer, on behalf of the Department of Veterans Affairs, is soliciting Construction Manager at Risk Services from firms interested in providing services required for the construction of the new Michael J. Fitzmaurice State Veterans Home located in Hot Springs, South Dakota, OSE# N1810--02X.

The project scope involves construction of a 100-bed Veterans Home that may utilize a Biomass Boiler system and may include the demolition of two existing buildings. The project must meet the 2011 federal VA grant requirements to provide modern nursing care as well as residential living spaces. The new building will be located on the current Hot Springs campus and will involve significant site preparation work. The CMR services will be contracted using AIA Document A133 and State General Conditions as a basis for Agreement. Building design by the architect and acceptance of the Guaranteed Maximum Price must be in place no later than November 8, 2013. Goals for the project are to begin demolition (if required) and new building construction by March 14, 2014, with complete commissioning and occupancy no later than November of 2015.

Firms wishing to be considered for providing professional CMR services for this project should send a Statement of Qualifications. Provide examples of past experience on projects with similar size and/or common scope elements. Provide a list of projects for colleges, universities, state government and/or local government. Provide resumes of key personnel and subconsultants who will be assigned to this job. Explain how your firm has provided innovative ideas (via examples or methods) that have had a positive impact on schedule, cost, quality, and/or value. Discuss your ideas for maintaining a "transparent" structure for bidding and estimating; and explain methods used to ensure qualified, yet cost competitive, subcontracted work. Include owner contact information for your last three comparable CMR projects completed. Discuss the approach taken for determining compensation structure for preconstruction and construction services. Evaluation of the proposals will be based on qualifications as Construction Manager at Risk according to ranking criteria below:

- (1) Particular expertise, capabilities, and technical competence as demonstrated by the proposed approach and methodology to meet the project requirements (20%);
- (2) Record of past performance, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, historic change order percentage, and contract administration (25%);
- (3) Resources available to perform the work, including any specialized services, within the specified time limits for the project (15%);
- (4) Proposed construction management techniques (15%);
- (5) Ability and proven history in handling special project constraints (15%);
- (6) Familiarity with the project locale (5%); and
- (7) Availability to the project locale (5%).

Those firms that desire additional information specific to the project or wishing to visit the campus should contact Larry Zimmerman at 605-593-7781 or email at [Larry.Zimmerman@state.sd.us](mailto:Larry.Zimmerman@state.sd.us).

Copies of the Statement of Qualifications must be submitted on recyclable hard copy by 5:00 PM CT on Friday, July 5, 2013 to each of the following:

James Kliewer (**4 copies**)  
Office of the State Engineer  
523 East Capitol  
Pierre, South Dakota, 57501-3182

Larry Zimmerman(**2 copies**)  
Soldiers and Sailors Memorial Building  
425 East Capitol  
Pierre, South Dakota, 57501

Questions may also be directed to Kristi Honeywell or James Kliewer at 605-773-3466 or email [Kristi.Honeywell@state.sd.us](mailto:Kristi.Honeywell@state.sd.us) or [James.Kliewer@state.sd.us](mailto:James.Kliewer@state.sd.us).

KRISTI HONEYWELL, P.E.  
State Engineer  
Office of the State Engineer